

## **An Overview of Grant County's 2018 Annual Trending**

### **February 15, 2018**

#### **Step 1: Re-Delineation of Neighborhoods**

The vast majority of neighborhoods in Grant County were completely re-examined and, where necessary, re-delineated for annual trending in 2018. This portion of trending included all property classes.

#### **Step 2: Calculation of New Land Values**

Land values were reviewed for 2018 and in only limited circumstances did sales warrant new land values for 2018. For residential property, small adjustments may have been made based on sales, but the market adjustment factor was the primary means of updating residential property values. For commercial and industrial properties, land values generally stayed consistent between January 1, 2017 and January 1, 2018. Some market areas or some use types warranted influence factors; these factors were reviewed and adjusted accordingly.

#### **Step 3: Calculation of New Residential Factors & Residential Studies**

All neighborhoods had factors reviewed and recalculated when necessary. This was due to any cost table updates, the depreciation date being changed and local cost multiplier updates.

#### **Step 4: Updated Commercial & Industrial Improvement Values**

The depreciation date and the cost table update for this year's trending of commercial and industrial improvements were updated. Certain class codes in certain neighborhoods and/or townships did need adjusting. Market areas were created in these neighborhoods with a corresponding factor to the improvement.

***Due to Cyclical Reassessment parcels were reassessed. Parcels that were reassessed for 2018 are noted in the Reassessed column of the workbook. Properties were examined via site visits as well as aeriels along with property photos. Changes were made accordingly.***

***A Sales Reconciliation file was provided by the DLGF. The sales period provided in the file were from January 1, 2016 to December 31, 2017. Unlike prior years, not only sales that were marked valid for trending were included in the Sales Reconciliation file. This led to a large number of sales on the "Recon Sales not Valid for Trndg" tab of the Ratio Study File.***

***During the year the county researches the sales disclosures that are filed with the assessor's office. The county verifies that the sale that took place represents a valid market value transaction. Things that are checked are typically motivated buyer and seller acting in their best interests, typically market exposure, valuable consideration given, typical financing, if the intended use of the property is the same as the current use and warranty deed. The***

**verification process involves checking local listings, the MLS, calls to buyers and/or sellers and internet research.**

**There are thirty-one (31) sales that are included in the Ratio Study that were not included in the Sales Reconciliation file. These sales were marked valid for trending and obtained from the Gateway site search. (see notes column of formatted worksheet)**

**Even with this expanded time frame there were not enough valid sales (5) to perform studies for Improved Residential in Green Township.**

**For Vacant Commercial, Vacant Industrial, and Improved Industrial there were not enough sales in the extended sales time frame to be able to perform a study.**

**For the Commercial Improved portion of the study, there were enough sales in Franklin Township to perform a study. Center Township, Fairmount Township, Mill Township, Pleasant Township, Washington Township and Jefferson Township were combined for study purposes. The sales from these incorporated areas were deemed to be similar geography and economic conditions. (Consolidated A)**

**No Township had enough sales to perform a Vacant Residential study individually. Unlike previous studies, there were not enough vacant land sales to combine into one county wide study.**

**According to Sperling's Best Places in Grant County "Home appreciation the last 10 years has been 0.98%." <http://www.bestplaces.net/county/indiana/grant> This equates to less than .1% per year and is deemed to be immaterial. Thus not time adjustment was made to the 2016 sales used in the study.**